

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department – Rajahmundry Municipal Corporation – Change of land use proposal from Residential use zone to Central Commercial use zone in T.S.No.1080 to 1085, 1092 bearing D.Nos.31-1-19 to 23, 31-10-41/1/2, 31-10-43, 31-10-44/1/1&2, 31-22-38 & 43 for an extent of 3223.87 Sq. Mts at Jandapanja Road, Rajahmundry, applied by Sri A.Yerrayya Reddy alias Abhinaya Reddy – Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.173

Dated:23.08.2014.

Read the following:

1. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.11718/2011/R, Dated: 06.07.2012.
2. Representation of Sri A. Abhinaya Reddy, Dated:23.08.2012.
3. Government Memo No.16434/H1/2012-1, MA&UD (H1) Department, Dated:29.08.2012.
4. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.11718/2011/R, Dated:05.03.2013.
5. Government Memo No.16434/H1/2013-2, MA&UD (H1) Department, Dated:01.07.2013.
6. Government Memo No.16434/H1/2012, MA&UD (H1) Department, Dated:12- 08-2013.
7. From the Director of Town and Country Planning, Hyderabad, Lr.Roc.No.11718/2011/R, Dated:24.10.2013.
8. Government Memo No. 11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
9. Government Memo No. 16434/H1/2012, MA&UD (H1) Department, Dated:21.11.2013.
10. From the Commissioner of Printing, Hyderabad, A.P. Extraordinary Gazette No.792, Part-I, Dated:28.11.2013.
11. From the Director of Town and Country Planning, Hyderabad, Lr.Roc.No.11718/2011/R, Dated:04.04.2014.

ORDER:-

The draft variation to the land envisaged in Rajahmundry General Town Planning Scheme, issued in the reference 9th read above was published in Extraordinary Gazette No.792, Part-I, Dt:28.11.2013. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that the applicant has paid an amount of Rs.1,28,955/- (One Lakh Twenty Eight Thousand Nine Hundred Fifty Five only) towards Development/ Conversion charges. Further in the reference 11th read above the Director of Town & Country Planning, Hyderabad has informed that the draft variation notification has been published in two daily news papers in English and Telugu versions. On publication of notification, no suggestions/objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, E.G. Dist.

The Municipal Commissioner,

Rajahmundry Municipal Corporation, Rajahmundry, E.G. District.

(P.T.O.)

Copy to:

The individual through the Commissioner.

Rajahmundry Municipal Corporation, Rajahmundry, E.G. District.

The District Collector, East Godavari District.

SC/SF.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.792, Part-I, dated: 28.11.2013 as required by clause (b) of the said section.

VARIATION

The site in S.No.1080 to 1085 and 1092 of Rajahmundry town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Rajahmundry sanctioned in G.O.Ms.No.465 MA., dt.28.10.1975 is now designated for Central Commercial use by variation of change of land use based on the Council Resolution No.20/531/2011, Dt. 28.10.2011 as the proposed site is surrounded by commercial activities subject to allowing to the extent of commercial complex only without cinema theatre since the proposed site is having only 40-0" wide road as access and as marked "A,B,C,D,E,F,G,H,I,J" in the revised part proposed land use map bearing G.T.P.No:36/2013/R available in the Rajahmundry Municipal Corporation subject to the following conditions that;

1. The site is allowed to the extent of commercial complex only without cinema theatre.
2. The applicant shall take prior written approval from the Competent Authority before commencement of development activity in the site.
3. the applicant shall hand over the area affected in Master Plan Road widening to an extent of 99.76 Sq.Mts to Municipal Corporation, Rajahmundry through Registered Gift Deed at free of cost.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

Contd...3

SCHEDULE OF BOUDNARIES

North : Jandapanja Road.
East : Gantalamma Temple Road.
South : Existing C.C Lane and properties belongs to
Sri Arava Satish and others.
West : Property belongs to Sri Arava Gopala
Krishna.

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER